

2.0 Project Narrative

Existing Conditions

The property is located at 99 Nimrod Drive, (Map 8E, Parcel 1883) on the Westerly side of the road and is located within the Residence B zoning district. The lot area is 20,000 SF with frontage of 100-feet. As such, the lot is non-conforming with respect to Lot Frontage. Ducharme & Dillis has measured the existing dwelling and prepared the Gross Floor Area worksheet (see Section 3.0). The existing Gross Floor area of the structure has been calculated to be 1,870 SF.

Proposed Conditions

The applicant is proposing to raze the existing structure and to construct a new structure on the lot. Existing and Proposed plot plans have been prepared, as required, showing the locations of both the existing and proposed structures. The proposed structure will comply with all dimensional requirements with the exception of the required Frontage as referenced above. Otherwise, all dimensional setbacks will be met.

The Gross floor area of the proposed structure has been calculated as follows:

Basement	743 SF
First Floor	1,811 SF
Second Floor	2,196 SF
Garage	<u>497 SF</u>
Total GFA	5,912 SF

The Gross Floor Area has been calculated in accordance with the Town of Concord Building Department "Maximum FAR Calculations" worksheet (enclosed).

FEMA Map number 25017C0359F Revised July 7, 2014 shows the 100 year floodplain to have an elevation of 122 at the site. All alterations are to be above and outside the 100 year flood zone.

Special Permit Criteria

Section 11.6 of the Zoning Bylaw states the following:

"Special Permits shall be granted by the Board or the Planning Board, unless other criteria are otherwise specified herein, only upon the written determination of either board, as applicable, that the adverse effects of the proposed use will not outweigh its beneficial impacts to the public interest, the town and the neighborhood, in view of the particular characteristics of the site, and of the proposal in relation to that site. In addition to any other specific factors that may be set forth in this Bylaw, the determination shall include consideration of each of the following:

- 11.6.1 Impacts on economic or community needs;
- 11.6.2 Traffic flow and safety concerns, including parking and loading;
- 11.6.3 Adequacy of utilities and other public services;
- 11.6.4 Impacts on neighborhood character;
- 11.6.5 Impacts on the natural environment; and
- 11.6.6 Fiscal Impacts, including impact on town services, the tax base and employment.”

The following is a brief description of the proposed project with respect to each criteria listed above:

Impacts on economic or community needs – The proposed use is identical to the existing use. Therefore there is no expected change in the economic or community needs.

Traffic flow and safety concerns, including parking and loading – The proposed driveway will be located in a similar location as the existing driveway off Bedford Road. As such, no change in the traffic flow is expected from the proposed project.

Adequacy of utilities and other public services – The proposed use of the property is identical to the existing use. Therefore there is no expected on the adequacy of utilities and other public services.

Impacts on neighborhood character – The applicant is proposing to construct a new structure which will fit in with the architectural character of the neighborhood. The scale and location of the proposed house will be similar (or smaller) to other homes in the area. Refer to the attached elevations for additional information.

Impacts on the natural environment – The project will not impact wetland areas or buffers zones thereto.

Fiscal Impacts, including impact on town services, the tax base and employment – The applicant is proposing a significant upgrade to the structure on the property which will be assessed higher than the current assessed value. This change will result in a favorable impact to tax revenue.